



Our Reference: 10490 (FNDC)

1 September 2026

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Minor Variation to RC 2260479 – 61 & 63 Hone Heke Road, Kerikeri - Dyson

I am pleased to lodge application on behalf of Dyson, for a minor variation to RC 2260479-RMASUB, affecting the wording on the stamped approved plan and associated amalgamation condition only.

The minor variation fee has been paid separately.

Regards



Application for change or cancellation of resource consent condition (S.127)

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

☐ Yes ☒ No

If yes, who have you spoken with? _____

2. Type of Consent being applied for

☒ Change of conditions (s.127)

3. Consultation:

Have you consulted with Iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council tehonosupport@fndc.govt.nz

4. Applicant Details:

Name/s:

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

Michael Dyson (Estate of Susan Dyson)

Office Use Only
Application Number:

5. Address for Correspondence

Name and address for service and correspondence (if using an Agent write their details here)

Name/s:

Lynley Newport

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.

6. Details of Property Owner/s and Occupier/s

Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s:

as per item 4 + Lindsay Waller

Property Address/
Location:

7. Application Site Details

Location and/or property street address of the proposed activity:

Name/s:

as above

Site Address/
Location:

Legal Description:

Lot 1 DP 106009

Val Number:

Certificate of title:

NA1026/372 + NA1026/373

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? ☐ Yes ☐ No

Is there a dog on the property? ☐ Yes ☐ No

no site visit required

7. Application Site Details (continued)

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details.

This is important to avoid a wasted trip and having to re-arrange a second visit.

8. Detailed description of the proposal:

This application relates to the following resource consent:

2260479-RMASJB

Specific conditions to which this application relates:

Condition 2(b) - as attached in planning report.

Describe the proposed changes:

Refer to planning report. Changes in regard to amalgamation condition wording only.

9. Would you like to request Public Notification?

☐ Yes ☒ No

10. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard consent

☐ Other (please specify)

11. Assessment of Environmental Effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties (including consultation from iwi/hapū).

Your AEE is attached to this application ☒ Yes

12. Draft Conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? ☐ Yes ☒ No

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ☐ Yes ☐ No

13. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write in full)

Michael Dyson

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

Fees Information:

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees:

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full)

Michael Dyson

Signature: (signature of bill payee)

Date 20/8/26

14. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive

information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fndc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

Declaration

The information I have supplied with this application is true and complete to the best of my knowledge.

Name: (please write in full)

Michael Dyson

Signature:

Date

20/8/26

Checklist (please tick if information is provided)

- ☐ Payment (cheques payable to Far North District Council)
- ☐ Details of your consultation with Iwi and hapū
- ☐ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ☐ Applicant / Agent / Property Owner / Bill Payer details provided
- ☐ Location of property and description of proposal
- ☐ Assessment of Environmental Effects
- ☐ Written Approvals / correspondence from consulted parties
- ☐ Reports from technical experts (if required)
- ☐ Copies of other relevant consents associated with this application
- ☐ Location and Site plans (land use) AND/OR
- ☐ Location and Scheme Plan (subdivision)
- ☐ Elevations / Floor plans
- ☐ Topographical / contour plans

Please refer to chapter 4 (Standard Provisions) of the Operative District Plan for details of the information that must be provided with an application. This contains more helpful hints as to what information needs to be shown on plans.

Estate of Susan Dyson

Minor s127 APPLICATION

RC 2260479-RMASUB

61 & 63 Hone Heke Road, Kerikeri

PLANNER'S REPORT & ASSESSMENT OF ENVIRONMENTAL EFFECTS

Thomson Survey Ltd
Kerikeri

1.0 INTRODUCTION

1.1 s127 minor variation proposal

RC 2260479-RMASUB was issued on 7th May 2026. Since then the consent holder has reviewed the proposed amalgamation conditions in regard to shares in Lot 6 DP 106009 and decided to amend those amalgamation conditions to place all existing shares with the larger Lot 2 on the stamped approved plan. This is because Lot 6 DP 106009 is an access lot and although Lot 1 on the stamped approved has frontage to it, Lot 1 has its own independent crossing to Hone Heke Road and driveway. Lot 1 therefore does not require any share of Lot 6 DP 106009.

An updated scheme plan with new Amalgamation Condition wording is attached in Appendix 1.

A copy of RC 2260479-RMASUB, is attached in Appendix 2, with the Records of Title attached in Appendix 3.

1.2 Scope of this Report

This assessment and report accompanies the application for a change to conditions pursuant to s127. A s127 application is regarded as a **discretionary** activity. The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. The Variation is considered a 'minor variation' due to the fact it is only a single, and simple, change.

2.0 PROPERTY DETAILS

Location:	61 & 63 Hone Heke Road, Kerikeri. Location map attached in Appendix 2.
Legal description:	Lot 1 DP 106009
Records of Title:	NA102C/372 and NA102C/373. Copies of titles attached in Appendix 3.

3.0 SITE DESCRIPTION

The site description remains unchanged from that provided in the planning report / AEE supporting RC 2260479.

4.0 SPECIFIC CHANGE REQUESTED

S223 condition 2(b) currently reads:

The endorsement of the following amalgamation conditions:

- Pursuant to section 220 (1)(b) (iv) of the Resource Management Act 1991 Lot 6 DP 106009 Common Access Lot be held as to one undivided 2/9 share by the owners of Lot 2 Hereon as tenants in common in the said share and that individual Record of Title be issued in accordance therewith. (LINZ REF 1982696)
- Pursuant to section 220 (1)(b) (iv) of the Resource Management Act 1991 Lot 6 DP 106009 Common Access Lot be held as to one undivided 1/9 share by the owners of Lot 1 Hereon as tenants in common in the said share and that individual Record of Title be issued in accordance therewith. (LINZ REF 1982696)

The intent is now to place all existing shares in Lot 6 DP 106009 with Lot 2 only. This will require the amendment of the above condition to read:

The endorsement of the following amalgamation conditions:

- Pursuant to section 220 (1)(b) (iv) of the Resource Management Act 1991 Lot 6 DP 106009 Common Access Lot be held as to one undivided 2/9 3/9 share by the owners of Lot 2 Hereon as tenants in common in the said share and that individual Record of Title be issued in accordance therewith. (LINZ REF)
- ~~Pursuant to section 220 (1)(b) (iv) of the Resource Management Act 1991 Lot 6 DP 106009 Common Access Lot be held as to one undivided 1/9 share by the owners of Lot 1 Hereon as tenants in common in the said share and that individual Record of Title be issued in accordance therewith. (LINZ REF 1982696)~~

The updated scheme plan reflects the above change, albeit it is noted that the wording of the amalgamation condition on the face of the plan is not an exact match to the above.

This was the case with the original consent as well, where the wording on the face of the stamped approved plan was not the exact wording in condition 2(b).

5.0 STATUTORY REQUIREMENTS

Applications for changes to consent conditions are lodged pursuant to s127. Pursuant to clause 127(3)(a), the application for a change to consent conditions is a **discretionary activity** application. Sections 88 to 121 of the Act apply, and the following brief planners report and Assessment of Environmental Effects is offered pursuant to the requirements of those relevant sections of the Act. The Assessment of Effects only addresses the effects of the change, as specified in s127.

S104

S104 of the Act requires a consent authority to consider any actual and potential effects on the environment resulting from the change; and any relevant provisions of

- (i) A national environmental standard;
- (ii) Other regulations;
- (iii) A national policy statement;
- (iv) A NZ Coastal Policy Statement;
- (v) A regional policy statement;
- (vi) A plan or proposed plan.

Assessment of Environmental Effects

When considering the effects under a s127 application, it is only the effects of the changes being sought that need be assessed and considered.

The change to give all existing shares in Lot 6 DP 106009 has nil effect. It reflects the existing access arrangements. Lot 2 on the scheme plan is the only one of the two cross lease sites that utilises Lot 6 DP 106009. Lot 1 on the scheme plan does not, and instead has its own frontage and driveway to Hone Heke Road.

Relevant Provisions of planning instruments

The consent was originally issued only a few months ago. The only changed circumstances in regard to planning instruments is that the Proposed District Plan Decisions Version has been published and has had legal effect alongside the Operative District Plan since 1st July 2026. The change being sought is wording only, associated with legal ownership (shares) in a jointly owned access lot. The change does not alter any other condition of the original consent, which contained no physical works conditions in any event. The change does not result in any new rule breach pursuant to the PDP-DV.

Part 2 Matters

Similarly, the changes so not require any further consideration under s5-8, Part 2 of the Act.

6.0 CONSULTATION

Under Section 127(4) of the Act:

(4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—

- (a) made a submission on the original application; and*
- (b) may be affected by the change or cancellation.*

The original application was processed on a non-notified basis, under delegated authority. It was for the conversion of cross lease to fee simple with no changes in terms of intensification or physical aspects. In short, there were no effects on any other party. The amendment to amalgamation conditions similarly has no effect on any other party. Shares already attributed to the application site remain with the application site, simply in a different proportion.

7.0 CONCLUSION

It is considered the effects of the changes on the wider environment are less than minor. The proposal remains consistent with the relevant objectives and policies of the Operative and Proposed District Plans and the Regional Policy Statement, and Part 2 of the Resource Management Act. There is no District Plan rule or national environmental standard that requires the proposal to change conditions to be publicly notified and no persons have been identified as adversely affected by the proposal. It is therefore requested that the Council grant approval to the minor s.127 application on a non notified basis.

Report prepared by:

Lynley Newport
Senior Planner,
THOMSON SURVEY LTD

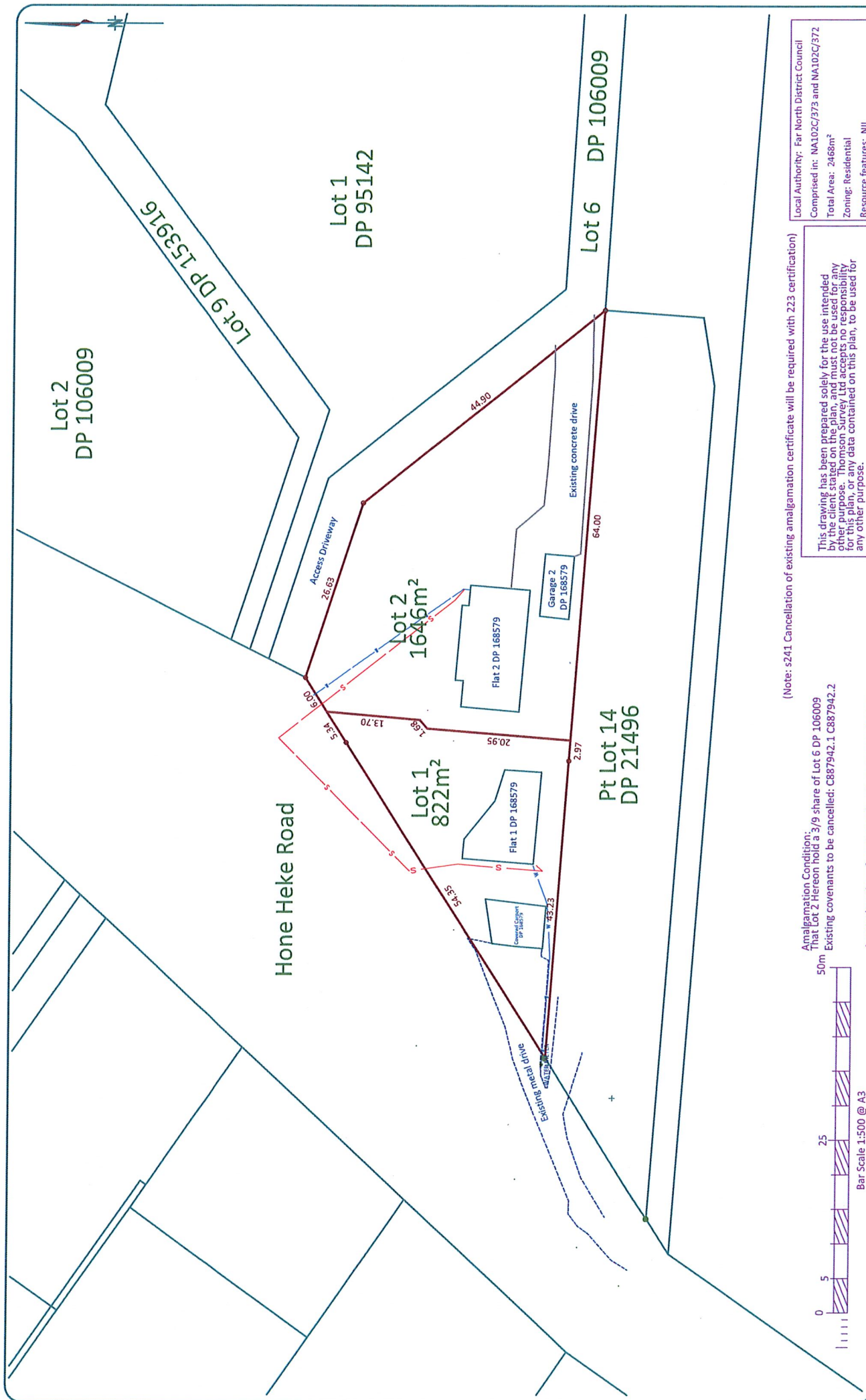
Date 1 September 2026

8.0 LIST OF APPENDICES

Appendix 1	Updated scheme plan
Appendix 2	RC 2260479-RMACOM
Appendix 3	Records of Title

Appendix 1

Updated scheme plan



(Note: s241 Cancellation of existing amalgamation certificate will be required with 223 certification)

Amalgamation Condition:
That Lot 2 Hereon hold a 3/9 share of Lot 6 DP 106009
Existing covenants to be cancelled: C887942.1 C887942.2



Bar Scale 1:500 @ A3

Local Authority: Far North District Council
Comprised in: NA102C/373 and NA102C/372
Total Area: 2468m²
Zoning: Residential
Resource features: NIL

This drawing has been prepared solely for the use intended by the client stated on the plan. It is not to be used for any other purpose. Thomson Survey Ltd accepts no responsibility for this plan, or any data contained on this plan, to be used for any other purpose.

Approx location of services taken from Far North Maps

PROPOSED LEASEHOLD TO FREEHOLD TITLE SUBDIVISION OF LOT 1 DP 106009

PREPARED FOR: DYSON

Name	Date	ORIGINAL
Survey		
Design		
Drawn	MD 27/11/25	
Approved		
Rev		
SCALE		SHEET SIZE
1:500		A3

Appendix 2

RC 2260479-RMACOM

DECISION ON SUBDIVISION CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34A(1) and sections 104, 104A, 106, 108, 220 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** subdivision resource consent for a Controlled activity, subject to the conditions listed below, to:

Applicant:	Michael Dyson (Estate of Susan Dyson)
Council Reference:	2260479-RMASUB
Property Address:	61 Hone Heke Road, Kerikeri, 63 Hone Heke Road, Kerikeri
Legal Description:	Flat 1 DP 168579 and Garage 1 DP 168579 of Lot 1 DP 106009 ; Flat 2 DP 168579 and Garage 2 DP 168579 of Lot 1 DP 106009

The activity to which this consent relates is:

To subdivide Lot 1 DP 106009 to convert an existing cross-lease arrangement to two fee simple allotments in the Residential Zone as a controlled activity.

Conditions

Pursuant to sections 108 and 220 of the Act, this consent is granted subject to the following conditions:

1. The subdivision must be carried out in general accordance with the approved plan of subdivision prepared by Thomson Survey Limited, referenced Proposed Leasehold to Freehold Title Subdivision of Lot 1 DP 106009, dated 10/04/2026, and attached to this consent with the Council's "Approved Stamp" affixed to it.

Survey plan approval (s223) conditions

2. The survey plan, submitted for approval pursuant to Section 223 of the Act must show:
 - a. Any easements required for services, including any Council infrastructure within the site (if any), to be included in a Memorandum of Easements on the survey plan.
 - b. The endorsement of the following amalgamation conditions:
 - Pursuant to section 220 (1)(b) (iv) of the Resource Management Act 1991 Lot 6 DP 106009 Common Access Lot be held as to one undivided 2/9 share by the owners of Lot 2 Hereon as tenants in common in the said share and that individual Record of Title be issued in accordance therewith. (LINZ REF 1982696)

- Pursuant to section 220 (1)(b) (iv) of the Resource Management Act 1991 Lot 6 DP 106009 Common Access Lot be held as to one undivided 1/9 share by the owners of Lot 1 Hereon as tenants in common in the said share and that individual Record of Title be issued in accordance therewith. (LINZ REF 1982696)

Section 224(c) compliance conditions

3. There are no s224 conditions.

Further Resolutions:

Pursuant to section 241(3) of the Resource Management Act, Far North District Council hereby cancels the amalgamations condition requiring Lot 6 DP 106009 be held as to an undivided 1/9 share by the owners of Flat 1 DP 168579 and Garage 1 DP 168579 of Lot 1 DP 106009.

Pursuant to section 241(3) of the Resource Management Act, Far North District Council hereby cancels the amalgamations condition requiring Lot 6 DP 106009 be held as to an undivided 2/9 share by the owners of Flat 2 DP 168579 and Garage 2 DP 168579 of Lot 1 DP 106009.

The above cancellations shall only be cancelled in conjunction with obtaining titles to the subdivision approved under this consent (2260479-RMASUB).

Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
 - a) *A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or*
 - b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

Right of Objection

2. *If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.*

Archaeological Sites

3. *Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New*

Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

Section 224 Certification

4. *A Section 224 Certificate will not be issued until all Council invoices, including engineering fees and any other costs associated with the Resource Consent have been paid in full.*

General Advice Notes

5. *This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).*

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The application is for a Controlled resource consent as such under section 104A the Council must grant this application and may only impose conditions in relation to those matters over which control is reserved, these matters are found in section 13.7.3 of the Operative District Plan.
3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:
 - a. There will be no change to the built or natural environment and no adverse effects generated outside of the property boundaries. Any adverse effects of the subdivision upon adjacent land is considered to be less than minor as the allotments are regarded as suitable for future development. Overall, there are no persons that are deemed to be an affected person as all activities are deemed to have less than minor adverse effects within the matters of discretion within the district plan.
4. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.
5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
 - a. Operative Far North District Plan 2009,
 - b. Proposed Far North District Plan 2022

The activity is consistent with these documents for the following reasons:

As the proposal is a controlled activity within the Residential zone, it is reasonable to conclude that the subdivision is consistent with the relevant objectives and policies of the Operative District Plan. The controlled activity framework anticipates small-scale

residential subdivision in this zone, provided that allotments are appropriately serviced, and the residential character and amenity values are maintained. The proposed subdivision aligns with these outcomes by ensuring adequate access, infrastructure, and stormwater management, and by maintaining the existing residential scale and character of the surrounding area.

As the outcomes sought under the Operative and Proposed District Plans are similar, the development is also regarded as consistent with the objectives and policies of the Proposed District Plan.

6. In regard to section 104(1)(c) of the Act there are no other matters relevant and reasonably necessary to determine the application.
7. In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, Council is able to grant this subdivision consent subject to the conditions above.
8. Based on the assessment above the activity will be consistent with Part 2 of the Act.
The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The site is within the Ngāpuhi Area of Interest. Iwi were notified as interested parties on 17 April 2026 and no response was received within the consultation period. The proposal does not involve any physical change to the land and is not considered to raise issues in regard to Te Tiriti o Waitangi.
9. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

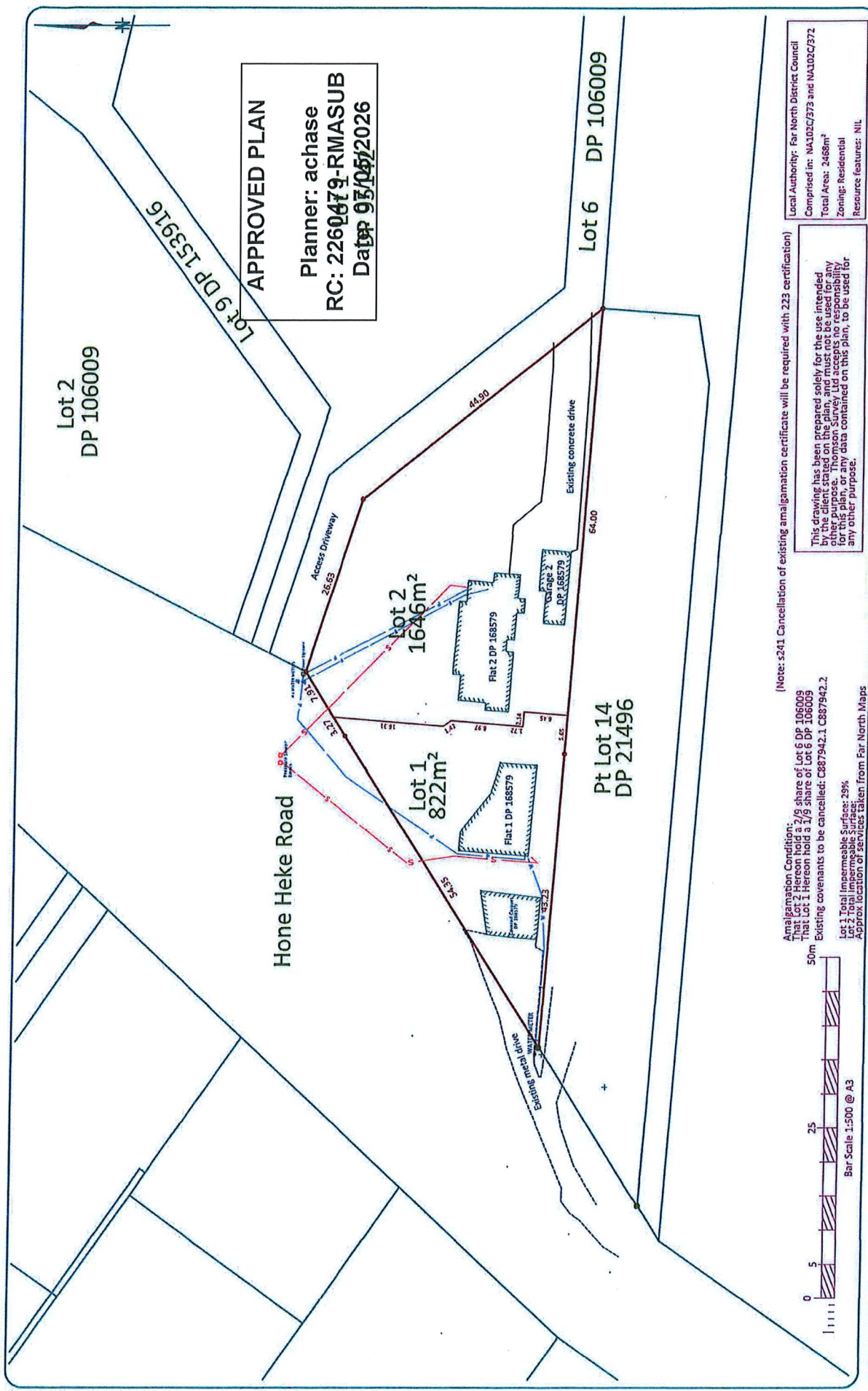
This resource consent has been prepared by Aroha Chase, Intermediate Resource Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



Nick Williamson

Date: 07/05/2026

Acting Senior Resource Planner



APPROVED PLAN
Planner: achase
RC: 2260479-RMASUB
Date: 05/05/2026

Local Authority: Far North District Council
Comprised in: NA102C/373 and NA102C/372
Total Area: 2468m²
Zoning: Residential
Resource Features: NIL

(Note: s241 Cancellation of existing amalgamation certificate will be required with 223 certification)
This drawing has been prepared solely for the use intended by the client stated on this plan. It is not to be used for any other purpose. Thomson Survey Ltd accepts no responsibility for this plan, or any data contained on this plan, to be used for any other purpose.

Amalgamation Condition:
That Lot 2 Hereon hold a 2/9 share of Lot 6 DP 106009
That Lot 1 Hereon hold a 1/9 share of Lot 6 DP 106009
Existing covenants to be cancelled: C887942.1 C887942.2
Lot 1 Total Impermeable Surface: 29%
Approx location of services taken from Far North Maps



315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@survey.co.nz
Ph: (09) 4077360 Fax: (09) 4077322
Registered Land Surveyors, Planners & Land Development Consultants

**PROPOSED LEASEHOLD TO FREEHOLD TITLE
SUBDIVISION OF LOT 1 DP 106009**

PREPARED FOR: DYSON

Survey	Name	Date
Design	MD	27/11/25
Drawn	MD	10/04/26
Approved	Rev A	10/04/26

10490 Scheme 10042026

ORIGINAL	SCALE	SHEET SIZE
	1:500	A3

Surveyors Ref. No: 10490 Series Sheet of

Appendix 3

Records of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE**

Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA102C/372**
Land Registration District **North Auckland**
Date Issued 30 August 1995

Prior References
NA59A/1018

Estate Fee Simple - 1/3 share
Area 2468 square metres more or less
Legal Description Lot 1 Deposited Plan 106009
Registered Owners
Michael Joe Dyson as Executor

Estate	Leasehold	Instrument	L C887942.1
		Term	999 years commencing on the 5th August 1995

Legal Description Flat 1 Deposited Plan 168579 and Garage 1
Deposited Plan 168579

Registered Owners
Michael Joe Dyson as Executor

Estate Fee Simple - 1/9 share
Area 942 square metres more or less
Legal Description Lot 6 Deposited Plan 106009
Registered Owners
Michael Joe Dyson as Executor

Interests

Subject to Section 308 (4) Local Government Act 1974 (Affects Fee Simple)

Subject to a right of way over part marked E on DP 106009 specified in Easement Certificate B083565.1 (Affects Lot 6 DP 106009) (Affects Fee Simple)

The easements specified in Easement Certificate 441969.3 are subject to Section 37 (1) (a) Counties Amendment Act 1961
Appurtenant hereto is a right of way specified in Easement Certificate B061336.2 (Affects Fee Simple)

Subject to a right of way over part marked E on DP 106009 specified in Easement Certificate B061336.2 (Affects Lot 6 DP 106009)(Affects Fee Simple)

The easements specified in Easement Certificate B061336.2 are subject to Section 309 (1) (a) Local Government Act 1974
B083565.1 Variation of the conditions of the easement specified in Easement Certificate 441969.3 (Affects Fee Simple)

B426544.2 Certificate pursuant to Section 321(3)(c) Local Government Act 1974) - 20.6.1985 at 9.07 am (Affects Fee Simple)

Subject to a right of way over part marked E on DP 106009 specified in Easement Certificate B426544.4 (Affects Lot 6 DP 106009) (Affects Fee Simple)

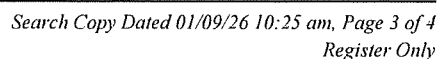
The easements specified in Easement Certificate B426544.4 are subject to Section 309 (1) (a) Local Government Act 1974 C887942.1 Lease of Flat 1 and Garage 1 DP 168579 Term 999 years commencing on the 5th August 1995 Composite CT NA102C/372 issued - 30.8.1995 (Affects Fee Simple)

Land Covenant in Lease C887942.1 - 30.8.1995 (Affects Fee Simple)

C887942.2 Lease of Flat 2 Composite CT NA102C/373 issued - 30.8.1995 (Affects Fee Simple)

Land Covenant in Lease C887942.2 - 30.8.1995 (Affects Fee Simple)

10823620.1 CAVEAT BY ANDREW DYSON - 21.6.2017 at 1:31 pm



Approvals C. White
 Approved pursuant to Section 224(1) of the Resource Management Act, 1991, I hereby certify that the proposed plan is in accordance with the provisions of the Building Code specified in Section 464(1) of the Building Act, 1991, and that the plan is correct.
 Dated this 16th day of JULY 1995.

THE FARM ROADS BOARD
 Under Delegated Authority
 Approved pursuant to Section 224(1) of the Resource Management Act, 1991, I hereby certify that the proposed plan is in accordance with the provisions of the Building Code specified in Section 464(1) of the Building Act, 1991, and that the plan is correct.
 Dated this 16th day of JULY 1995.

1. Denis McGregor Thompson of Counsel, Registered Surveyor and holder of an annual practicing certificate hereby certifies that the buildings shown on this plan are situated within the boundaries of the CT 594/1018 and that the plan is correct.

Boundaries of areas to be loaned are the external faces of exterior walls, structures and roof unless otherwise shown.

Covenant boundaries are not visibly defined unless otherwise shown.

Areas marked (A) & (B) are to be subject to a restrictive covenant.

New Lot Allotment:
 Flat 1: CT 102C/372
 Flat 2: CT 102C/373
Total Area 24.68 m²
Comprised in CT 594/1018 (All)

1. Denis McGregor Thompson of Counsel, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 26 of the Survey Act 1981 hereby certifies that this plan has been made from surveys conducted in accordance with the provisions of the Survey Act 1981 and that the plan is correct.

Approved as to Survey
 Approved as to Survey
 Date 16th JULY 1995
 Chief Surveyor

Deposited this 20th day of AUGUST 1995
 Deposited this 20th day of AUGUST 1995
 Registrar

RECEIVED
 26 JUN 1995
 DP168579

Diagram of Access Lot
 Not to Scale
 HONE HEKE ROAD (LEGAL) OVER 20.12 m
 LOT 1 DP 106009
 LOT 2 DP 106009
 LOT 3 DP 106009
 LOT 4 DP 106009
 LOT 5 DP 106009
 LOT 6 DP 106009
 LOT 7 DP 106009
 LOT 8 DP 106009
 LOT 9 DP 106009
 LOT 10 DP 106009
 LOT 11 DP 106009
 LOT 12 DP 106009
 LOT 13 DP 106009
 LOT 14 DP 106009
 LOT 15 DP 106009
 LOT 16 DP 106009
 LOT 17 DP 106009
 LOT 18 DP 106009
 LOT 19 DP 106009
 LOT 20 DP 106009
 LOT 21 DP 106009
 LOT 22 DP 106009
 LOT 23 DP 106009
 LOT 24 DP 106009
 LOT 25 DP 106009
 LOT 26 DP 106009
 LOT 27 DP 106009
 LOT 28 DP 106009
 LOT 29 DP 106009
 LOT 30 DP 106009
 LOT 31 DP 106009
 LOT 32 DP 106009
 LOT 33 DP 106009
 LOT 34 DP 106009
 LOT 35 DP 106009
 LOT 36 DP 106009
 LOT 37 DP 106009
 LOT 38 DP 106009
 LOT 39 DP 106009
 LOT 40 DP 106009
 LOT 41 DP 106009
 LOT 42 DP 106009
 LOT 43 DP 106009
 LOT 44 DP 106009
 LOT 45 DP 106009
 LOT 46 DP 106009
 LOT 47 DP 106009
 LOT 48 DP 106009
 LOT 49 DP 106009
 LOT 50 DP 106009

FLATS 1 AND 2 ON LOT 1 DP 106009
 TERRITORIAL AUTHORITY FAR NORTH DISTRICT
 Surveyed by THOMSON, GILKISON & KING
 Scale 1:250
 Date MARCH 1995

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. X1 KERIKERI
 NZMS 261 SH1
 RECORD MAP No. 106009

REF: 3672

6 SEP 1995

CENTIMETRES

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA102C/373**
Land Registration District **North Auckland**
Date Issued 30 August 1995

Prior References
NA59A/1018

Estate Fee Simple - 2/3 share
Area 2468 square metres more or less
Legal Description Lot 1 Deposited Plan 106009
Registered Owners
Lindsay John Waller and Bernadette Therese Waller

Estate	Leasehold	Instrument	L C887942.2
		Term	999 years commencing on the 5th August 1995

Legal Description Flat 2 Deposited Plan 168579 and Garage 2
Deposited Plan 168579

Registered Owners
Lindsay John Waller and Bernadette Therese Waller

Estate Fee Simple - 2/9 share
Area 942 square metres more or less
Legal Description Lot 6 Deposited Plan 106009
Registered Owners
Lindsay John Waller and Bernadette Therese Waller

Interests

Subject to Section 308 (4) Local Government Act 1974 (Affects Fee Simple)

Subject to a right of way over part marked E on DP 106009 specified in Easement Certificate 441969.3 (Affects Lot 6 DP 106009) (Affects Fee Simple)

The easements specified in Easement Certificate 441969.3 are subject to Section 37 (1) (a) Counties Amendment Act 1961
Appurtenant hereto is a right of way specified in Easement Certificate B061336.2 (Affects Fee Simple)

Subject to a right of way over part marked E on DP 106009 specified in Easement Certificate B061336.2 (Affects Lot 6 DP 106009) (Affects Fee Simple)

The easements specified in Easement Certificate B061336.2 are subject to Section 309 (1) (a) Local Government Act 1974
B083565.1 Variation of the conditions of the easement specified in Easement Certificate 441969.3 (Affects Fee Simple)

B426544.2 Certificate pursuant to Section 321(3)(c) Local Government Act 1974 - 20.6.1985 at 9.07 am (Affects Fee Simple)

Subject to a right of way over part marked E on DP 106009 specified in Easement Certificate B426544.4 (Affects Lot 6 DP 106009) (Affects Fee Simple)

The easements specified in Easement Certificate B426544.4 are subject to Section 309 (1) (a) Local Government Act 1974 C887942.1 Lease of Flat 1 Composite CT NA102C/372 issued - 30.8.1995 (Affects Fee Simple)

Land Covenant in Lease C887942.1 - 30.8.1995 (Affects Fee Simple)

Land Covenant in Lease C887942.2 - 30.8.1995 (Affects Fee Simple)

C887942.2 Lease of Flat 2 and Garage 2 DP 168579 Term 999 years commencing on the 5th August 1995 Composite CT NA102C/373 issued - 30.8.1995 (Affects Fee Simple)

10048394.1 Mortgage to Westpac New Zealand Limited - 5.5.2015 at 9:52 am

10925617.5 Variation of Mortgage 10048394.1 - 9.10.2017 at 2:52 pm

